

In Re: GEORGE L. HERMAN \* BEFORE THE  
\* ZONING COMMISSIONER OF  
CASE NO.: 84-112-A \* BALTIMORE COUNTY

ORDER

IT IS THIS \_\_\_\_\_ day of \_\_\_\_\_, 1983, is and hereby ORDERED, that:

The above captioned matter shall be dismissed for lack of prosecution or for failure to proceed or for failure to pay costs, such dismissal to be without prejudice.

J. ROBERT HAINES  
Zoning Commissioner of  
Baltimore County

cc: People's Counsel  
Mary Scher

PETITION FOR ZONING VARIANCE 84-112-A  
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1A.01.3B.3 to permit setback of 17 feet from the center of the road instead of the required 75 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

Mr. John Maples of your Dept. of Engineering and Mr. Warfield of Dept. of Public Services have reviewed requested location and insist that new dwelling be placed in same location as existing dwelling because of 100 Year Flood Plain. If we cannot obtain this variance we will suffer tremendous financial loss, having purchased this property for the purpose of rebuilding to make habitable. We are told by zoning that we have to set back 75' ft. - yet the Dept. of Engineer & Public Works say that it can't be placed more than 10' from road - we would like a compromise of the two depts.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I We do solemnly declare and affirm, under the penalties of perjury, that I we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: \_\_\_\_\_ Legal Owner(s): \_\_\_\_\_  
(Type or Print Name) (Type or Print Name)  
Signature \_\_\_\_\_ Signature \_\_\_\_\_  
Address \_\_\_\_\_ Address \_\_\_\_\_  
City and State \_\_\_\_\_ City and State \_\_\_\_\_  
Attorney for Petitioner: \_\_\_\_\_  
(Type or Print Name) 201 Padonia Road W. 301-561-0220  
Address Phone No.  
Signature \_\_\_\_\_ City and State \_\_\_\_\_  
Name, address and phone number of legal owner, contract purchaser or representative to be contacted  
Address \_\_\_\_\_  
City and State \_\_\_\_\_  
Attorney's Telephone No.: \_\_\_\_\_ 201 Padonia Road 301-557-8362  
Address Phone No.

ORDERED BY The Zoning Commissioner of Baltimore County, this 23rd day of September, 1983, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 1st day of November, 1983, at 9:30 o'clock A.M.

Arnold Jablon  
Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER  
W/S Green Rd., 1,260' N of : OF BALTIMORE COUNTY  
Horse Hill Rd., 10th District

GEORGE L. HERMAN, Petitioner : Case No. 84-112-A

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524, 1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefor, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman  
Deputy People's Counsel

John W. Hession, III  
People's Counsel for Baltimore County  
Rm. 223, Court House  
Towson, Maryland 21204  
474-2133

I HEREBY CERTIFY that on this 10th day of October, 1983, a copy of the foregoing Order was mailed to Mary Scher, Representative for George L. Herman, Petitioner, 201 Padonia Road, Lutherville-Timonium, MD 21073.

John W. Hession, III

PETITION FOR VARIANCE

10th Election District

ZONING: Petition for Variance  
LOCATION: West side Green Road, 1,260 ft. North of Horse Hill Road  
DATE & TIME: Tuesday, November 1, 1983 at 9:30 A.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit setback of 17 ft. from the center of the road instead of the required 75 ft.

The Zoning Regulation to be excepted as follows:  
Section 1A01.3B.3 - setback from centerline of street in R.C. 2 zone  
All that parcel of land in the Tenth District of Baltimore County

Being the property of George L. Herman, as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF  
ARNOLD JABLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

TOWSON, MD. October 13, 1983

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once a week for one time before the 1st day of November, 1983, the first publication appearing on the 13th day of October, 1983.

THE JEFFERSONIAN  
Manager

Cost of Advertisement, \$

Mr. George L. Herman  
c/o Mary Scher  
201 W. Padonia Road  
Timonium, Maryland 21093

NOTICE OF HEARING

Re: Petition for Variance  
W/S Green Rd., 1,260' N of Horse Hill Rd.  
George L. Herman - Petitioner  
Case No. 84-112-A

TIME: 9:30 A.M.

DATE: Tuesday, November 1, 1983

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 10 Date of Posting: 10-13-83  
Posted for: Peter Max Zimmerman  
Petitioner: George L. Herman  
Location of property: West side of Green Road, 1,260 feet north of Horse Hill Road  
Location of Signs: East of property (Facing Padonia Rd.)  
Remarks: \_\_\_\_\_  
Posted by: Peter Max Zimmerman Date of return: \_\_\_\_\_

BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
474-3353

Mr. George L. Herman  
c/o Mary Scher  
201 W. Padonia Road  
Timonium, Maryland 21093

Re: Petition for Variance  
W/S Green Rd., 1,260' N of  
Horse Hill Road  
George L. Herman - Petitioner  
Case No. 84-112-A

Dear Mr. Herman:

This is to advise you that \$68.04 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

Arnold Jablon  
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 117330

DATE: 4/15/83 ACCOUNT: 01-615-000

AMOUNT: \$ 35.00

RECEIVED FROM: Mr. George L. Herman

FOR: \$ 68.04

VALIDATION OR SIGNATURE OF CASHIER

COLUMBIA OFFICE  
WALTER PARK  
Registered Surveyor  
PHONE 730-8060

TOWSON OFFICE  
HUDKINS ASSOCIATES, INC.  
Engineers, Surveyors and  
Landscape Architects

200 EAST JOPPA ROAD  
ROOM 101, SHELL BUILDING  
TOWSON, MARYLAND 21204  
PHONE 938-9060

REL. AIR OFFICE  
L. GERALD WOLFF  
Landscape Architect  
PHONE 838-0888

April 14, 1983

DESCRIPTION FOR ZONING VARIANCE:

Beginning for the same at a point on the west side of Green Road said point being distant 1,260 feet more or less northerly measured from the intersection formed by the west side of Green Road with the north side of Horse Hill Road thence binding on said west side of Green Road the three following courses and distances viz: (1) North 44 degrees 33 minutes 43 seconds East 219.00 feet (2) North 28 degrees 18 minutes 43 seconds East 56.00 feet (3) North 05 degrees 03 minutes 43 seconds East 150.00 feet thence leaving said Green Road and binding on the lands of E. Earle Henderson and wife the two following courses and distances viz: (1) North 84 degrees 56 minutes 17 seconds West 230.00 feet (2) South 31 degrees 02 minutes 31 seconds West 389.29 feet thence South 80 degrees 02 minutes 25 seconds East 240.00 feet to the place of beginning.

Containing 2.286 Acres of land more or less.





Ms. Mary Scher  
201 Padonia Road W  
Towson, Md. 21204

Hudkins Associates, Inc.  
200 East Joppa Road  
Room 101, Shell Bldg.  
Towson, Md. 21204

# BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your petition has been received and accepted for filing this  
23rd day of September, 1983

ARNOLD JABLON  
Zoning Commissioner

Petitioner George L. Herman  
Petitioner's  
Attorney

Received by Nicholas B. Commodari  
Nicholas B. Commodari  
Chairman, Zoning Plans  
Advisory Committee

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 24, 1983

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

Chairman  
Nicholas B. Commodari

MEMBERS

Bureau of Engineering

Department of

Traffic Engineering

State Roads Commission

Bureau of

Traffic Engineering

Health Department

Project Planning

Building Department

Board of Education

County Administration

Industrial

Development

Ms. Mary Scher  
201 Padonia Road W  
Towson, Maryland 21204

RE: Item No. 222 Case No. 84-112-A  
Petitioner - George L. Herman  
Variance Petition

Dear Ms. Scher:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari  
NICHOLAS B. COMMODARI  
Chairman  
Zoning Plans Advisory Committee

ENCLOSURE

Enclosures

cc: Hudkins Associates, Inc.  
200 East Joppa Road  
Room 101, Shell Building  
Towson, Md. 21204



BALTIMORE COUNTY  
DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.  
DIRECTOR

June 2, 1983

Mr. William E. Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #222 (1982-1983)  
Property Owner: George L. Herman  
W/S Green Rd. 1260' N. from centerline of  
Horse Hill Rd.  
Acres: 2.296 District: 10th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

### Highways:

Green Road, an existing public road, is proposed to be further improved in the future on a 60-foot right-of-way with realignment where necessary. Further information may be obtained from the Baltimore County Bureau of Engineering, Highway Design Section.

### Sediment Control:

Development of this property through striping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the striping of a top soil.

### Storm Drains:

This property is contiguous to the Gunpowder State Park and lies within the 100-year Flood Plain of Little Gunpowder Falls. The flood plain elevation at this location has been determined to be 340.5 (Baltimore County Datum) by the Baltimore County Bureau of Engineering, Storm Drain Design and Approval Section; further information may be obtained therefrom.

Item #222 (1982-1983)  
Property Owner: George L. Herman  
Page 2  
June 2, 1983

### Water and Sanitary Sewer:

Public water supply and sanitary sewerage are not available to serve this property, which is utilizing private onsite facilities.

This property is beyond the Baltimore County Metropolitan District and the Comprehensive Metropolitan Facilities Planning Area. The Baltimore County Water Supply and Sewerage Plans, W and S-11A, as amended through January 1982, respectively indicate "No Planned Service" in the area.

Very truly yours,

Robert A. McGowan  
ROBERT A. MCGOWAN, P.E., Chief  
Bureau of Public Services

RAM:WHP:RMS

W-SW Key Sheet  
82 & 83 NE 22 & 23 Pos. Sheets  
NE 21 F Topo  
36 Tax Map

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

TO: Arnold Cohen  
Date: October 17, 1983  
FROM: Norman E. Gerber, Director  
Office of Planning and Zoning  
SUBJECT: George L. Herman  
Petitioner

There are no comprehensive planning factors requiring comment on this petition.

Norman E. Gerber  
Norman E. Gerber, Director  
Office of Planning and Zoning

NEC:JGH:cay

BALTIMORE COUNTY  
DEPARTMENT OF TRAFFIC ENGINEERING  
TOWSON, MARYLAND 21204  
494-3353

STEPHEN E. COLLINS  
DIRECTOR

July 15, 1983

Mr. William Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Item No. 222 -ZAC- Meeting of April 26, 1983  
Property Owner: George L. Herman  
Location: W/S Green Road 1260' N. from centerline of Horse Hill Road  
Existing Zoning: R.C. 2  
Proposed Zoning: Variance to permit a setback of 17' from the center of the street in lieu of the required 75'.

Acres: 2.296  
District: 10th

Dear Mr. Hammond:

This variance is very close to the road and if there is ever any improvement to the road the house may have problems.

Michael S. Flanagan  
Michael S. Flanagan  
Traffic Engineer Assoc. II

MSF/cem

## BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Zoning Item # 222, Zoning Advisory Committee Meeting of April 26, 1983

Property Owner: George L. Herman

Location: W/S Green Road District 10

Water Supply Private Sewage Disposal Private

### COMMENTS ARE AS FOLLOWS:

- ( ) Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- ( ) Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.
- ( ) A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- ( ) A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.
- ( ) Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- ( ) Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety, two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- ( ) Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- ( ) If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

SS 20, 1082 (1)

Zoning Item # 222  
Page 2

- ( ) Any existing underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled.
- ( ) Soil percolation tests have been conducted.  
( ) The results are valid until \_\_\_\_\_  
( ) Revised plans must be submitted prior to approval of the percolation tests.
- (X) Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- ( ) In accordance with Section 15-117 of the Baltimore County Code, the water well yield test  
( ) shall be valid until \_\_\_\_\_  
( ) is not acceptable and must be retested. This must be accomplished prior to conveyance of property or approval of Building Permit Applications.
- ( ) All roads and parking areas should be surfaced with a dustless, bonding material.
- ( ) No health hazards are anticipated.
- (X) Others The proposed house location is acceptable. For additional comments regarding this variance, see attached letter to Mr. Mary Scher, dated March 7, 1983. In order to provide protection of the well from chemicals used in treating possible termite infestations of the proposed dwelling, pressure treated lumber must be used in the floor joist and termite flashing will be installed around the entire house.

John J. Forster  
John J. Forster, Director  
Division of Environmental Services

SS 20, 1080 (2)

## BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: April 25, 1983

Mr. William E. Hammond  
Zoning Commissioner  
Baltimore County Office Building  
1111 West Chesapeake Avenue  
Towson, Maryland 21204

Z.A.C. Meeting of: April 26, 1983

RE: Item No: 213, 214, 215, 216, 217, 218, 219, 220, 221, 222  
Property Owner:  
Location:  
Present Zoning:  
Proposed Zoning:

District:  
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

Wm. Nick Petrovich  
Wm. Nick Petrovich, Assistant  
Department of Planning

WNP/bp

BALTIMORE COUNTY  
DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204

RED LAMAR, JR.  
DIRECTOR

May 17, 1983

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #222 Zoning Advisory Committee Meeting April 26, 1983 are as follows:

Property Owner: George L. Herman  
Location: W/S Green Rd. 1260' N. from centerline of Horse Hill Road  
Existing Zoning: R.C. 2  
Proposed Zoning: Variance to permit a setback of 17' from the center of street in lieu of the required 75'.

Acres: 2.296  
District: 10th

The items checked below are applicable:

- ✓ All structure shall conform to the Baltimore County Building Code 1981/ Council Bill 1982 State of Maryland Code for the Handicapped and Aged and other applicable Codes.
- ✓ A building and other miscellaneous permits shall be required before beginning construction.
- ✓ Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.
- D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- ✓ E. An exterior wall erected within 6' of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'-0" of lot lines. A firewall is required if construction is on the lot line. See Table 101, Line 2, Section 107 and Table 102.
- ✓ F. Requested variance conflicts with the Baltimore County Building Code, Section/s \_\_\_\_\_.
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- ✓ H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 101.

SPECIAL NOTE: Comments: If this proposed structure is in a Riverine Flood plain, construction would be prohibited by Sect. 519.2(1) if the present structure is razed, (see Bill L-82). Public Works designates the flood plain areas.

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., 21204.

Very truly yours,

Charles E. Surman  
Charles E. Surman, Chief  
Plans Review

CEB:WFO  
PULM 10-42



BALTIMORE COUNTY  
DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204  
21204

September 14, 1983

Mr. William Hammond  
Planning Commission  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Re: Property Owner: George L. Herman  
Location: W/S Green Road 1260' N. from centerline of House Hill Road  
Item No.: 222

Zoning Agenda: Meeting of April 26, 1983

Re: Item #222 (1982-1983)  
Property Owner: George L. Herman  
W/S Green Rd. 1260' N. from centerline of  
House Hill Rd.  
Access: 2.256 District: 10th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

**Highways:**  
Green Road, an existing public road, is proposed to be further improved in the future on a 60-foot right-of-way with realignment where necessary. Further information may be obtained from the Baltimore County Bureau of Engineering, Highway Design Section.

**Sediment Control:**  
Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

**Storm Drains:**  
This property is contiguous to the Gunpowder State Park and lies within the 100-year Flood Plain of Little Gunpowder Falls. The flood plain elevation at this location has been determined to be 340.5 (Baltimore County Datum) by the Baltimore County Bureau of Engineering, Storm Drain Design and Approval Section; further information may be obtained therefrom.

Re: Item #222 (1982-1983)  
Property Owner: George L. Herman  
W/S Green Rd. 1260' N. from centerline of  
House Hill Rd.  
Access: 2.256 District: 10th

Very truly yours,  
Robert A. Norton, P.E., Chief  
Bureau of Public Services

RAN:EDW:RVS  
VV-SW Key Sheet  
82 & 83 NE 22 & 23 Pos. Sheets  
NE 21 F Topo  
36 Tax Map

BALTIMORE COUNTY  
DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.  
DIRECTOR

June 2, 1983

Mr. William E. Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #222 (1982-1983)  
Property Owner: George L. Herman  
W/S Green Rd. 1260' N. from centerline of  
House Hill Rd.  
Access: 2.256 District: 10th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

**Highways:**

Green Road, an existing public road, is proposed to be further improved in the future on a 60-foot right-of-way with realignment where necessary. Further information may be obtained from the Baltimore County Bureau of Engineering, Highway Design Section.

**Sediment Control:**

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

**Storm Drains:**

This property is contiguous to the Gunpowder State Park and lies within the 100-year Flood Plain of Little Gunpowder Falls. The flood plain elevation at this location has been determined to be 340.5 (Baltimore County Datum) by the Baltimore County Bureau of Engineering, Storm Drain Design and Approval Section; further information may be obtained therefrom.

Item #222 (1982-1983)  
Property Owner: George L. Herman  
Page 2  
June 2, 1983

**Water and Sanitary Sewer:**

Public water supply and sanitary sewerage are not available to serve this property, which is utilizing private onsite facilities.

This property is beyond the Baltimore County Metropolitan District and the Comprehensive Metropolitan Facilities Planning Area. The Baltimore County Water Supply and Sewerage Plans, W and S-11A, as amended through January 1982, respectively indicate "No Planned Service" in the area.

Very truly yours,

Robert A. Norton, P.E., Chief  
Bureau of Public Services

RAN:EDW:RVS

VV-SW Key Sheet  
82 & 83 NE 22 & 23 Pos. Sheets  
NE 21 F Topo  
36 Tax Map



BALTIMORE COUNTY  
DEPARTMENT OF HEALTH  
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.  
DEPUTY STATE & COUNTY HEALTH OFFICER

March 7, 1983

Ms. Mary Scher  
Metropolitan Cedar Homes, Inc.  
6920 Hartford Road  
Baltimore, Maryland 21234

Dear Ms. Scher:

This office has received correspondence from Baltimore County Department of Permits and Licenses' Building Inspection Division, and Robert B. Balter Company, regarding structural condition of a dwelling located at 14707 Green Road, Election District Ten. Upon reviewing the above referenced letters; both of which recommend the dwelling not be occupied but be demolished, due to serious structural deficiencies which make the dwelling uninhabitable; this Department will approve a building permit to construct a replacement dwelling onsite with the following conditions:

1. The dwelling's interior floor space and size must not exceed that of the existing structure.
2. The number of bedrooms in the replacement dwelling must not exceed that of the existing structure, i.e., three bedrooms.
3. The only plumbing fixtures to be permitted in the proposed dwelling will be as follows: one complete bath, kitchen sink, and clothes washer.
4. A garbage disposal and automatic dishwasher will not be permitted.
5. Water saving devices must be installed on all plumbing fixtures and the toilet must be a low volume flush variety.
6. A new 1500 gallon concrete septic tank must be installed and connected to the existing field system. The existing septic tank must be located and properly abandoned.
7. It is recommended that the replacement dwelling not include a basement.
8. The dwelling must be located as close to the road as the minimum building setback will allow, so as to facilitate connection to the existing sewage disposal field system.
9. The existing well must be upgraded to meet current minimum requirements, i.e., casing extended 8 inches above ground, approved cap and pitless adaptor installed and the well pit back-filled. The well must, also, be test pumped for yield prior to approval of the building permit for the replacement dwelling.

It should be noted that the minimum building setback restrictions may place the location of the replacement dwelling in a 100 year floodplain. It is recommended the owner contact the Public Services Bureau in the Department of Public Works, for additional information and assistance.

If you have any questions, contact Mr. J. Robert Powell at 494-2762.

Very truly yours,

Brooks H. Stafford, M.H.S.  
Director  
ENVIRONMENTAL SUPPORT SERVICES

BALTIMORE COUNTY  
DEPARTMENT OF PERMITS & LICENSES  
TOWSON, MARYLAND 21204  
494-3610

TED ZALESKI, JR.  
DIRECTOR

February 23, 1983

Metropolitan Cedar Homes  
2311 Hidden Glen Drive  
Owings Mills, Maryland 21117  
Attention: Ms. Mary Scher

Re: B-83-039  
14707 Green Road

Dear Ms. Scher:

As requested, an inspection of 14707 Green Road, Baldwin, Maryland 21013 was conducted on February 8, 1983 by Inspection Supervisor C. Caples and the undersigned.

This inspection disclosed a single family dwelling of undetermined age with deficiencies and code violations so numerous as to make the structure uninhabitable.

Some of the major deficiencies which, in our opinion, cannot be brought to code compliance are noted below:

1. Section R-206 - Inadequate ceiling height of habitable rooms.
2. Section R-214 - Stairway width, headroom rise and run are not in compliance.
3. Section R-304 - Foundation walls and footings not in compliance with this section.
4. Section R-307 - All interior vertical supports for the floor system are either logs or 4 x 4's untreated and termite infested.
5. Section R-308 - Wood joists and bottom of wood structural floors are not decay or termite protected and show deterioration to the point of making the floor system hazardous to an occupant.
6. Section R-402.6 - There is no indication of any firestopping in the structure.
7. Section R-901, R-902 and R-913 - Masonry (brick) chimney has a tree stump used in place of footing and foundation. It could not be determined if the chimney has a lining or if it would leak combustion gases to the interior of the structure.

It is our opinion that the building should be razed.

Sincerely,

Harry F. Staub, Chief  
Building Inspection Division

The Robert B. Balter Company GEOTECHNICAL ENGINEERS

18 Music Fair Road - Owings Mills, Maryland 21117 - (301) 563-1555

January 27, 1983

Metropolitan Cedar Homes  
c/o Ms. Mary Scher  
2311 Hidden Glen Drive  
Owings Mills, Maryland 21117

Gentlemen:

Re: George L. Herman Property  
14707 Green Road  
Baltimore County, Maryland

In response to a request by Mr. Paul Scher, we visited the property at 14707 Green Road, Election District 10, Deed Reference 2317/414, in Baltimore County to examine the existing residential dwelling and evaluate the competency of the structure and its foundation system.

Our visual examination revealed the following:

1. The existing building appears to consist of an aged original structure which was extended in a northerly direction at some later date. Although the vintage of the dwelling was not determined, it is evident that building codes were not in existence, or were not enforced during construction of the original structure or the subsequent extension.
2. Of all items which we judged to reflect an unsafe structure, our primary concern is related to the foundation system and floor supporting features. A visual examination of the floor reveals severe surface deflection and distortions. An examination of the underside of the floor provided immediate answers to the reasons for such deflections and distortions. The floor joists consist of combinations of lumber and logs. Those joists are supported at numerous locations throughout the crawl space by 4" x 4" untreated timbers bearing directly on the ground surface. One large tree butt also provides some floor support. The exterior

METROPOLITAN CEDAR HOMES, INC.

May 20, 1983

Mr. Carl Richards  
Office of Planning & Zoning  
Towson, Maryland 21204

Re: Request for zoning variance at 14707 Green Road.

Dear Mr. Richards:

Enclosed please find three (3) letters pertaining to the existing dwelling on the property known as 14707 Green Road, Election District 10, Deed reference 2317/414, in Baltimore County.

As the letters detail we are unable to renovate the existing structure and wish to replace it. Because of the existing flood plain lines in the area, we have been refused permission to set the house at proper zoning required set backs. Therefore, on April 4, 1983, we applied for a zoning variance.

Assuring you of my cooperation in matters of mutual concern, I remain,

George L. Herman  
President

GLH/lrb

6920 HARTFORD ROAD / BALTIMORE, MARYLAND 21234 / PHONE (301) 426-8300

13-1084



Metropolitan Cedar Homes -2- January 27, 1983

walls of the original structure are supported by various size logs which transfer the wall loads to concrete block pillars which do not exhibit any footings and which exhibit evidence of severe vertical and horizontal movements. Exterior treatment around the crawl space of the original structure consists of plywood and other forms of lumber; while the crawl space under the addition is enclosed by concrete blocks.

3. Visual examination of the interior and exterior portions of the structure reveal major deficiencies in the roof, siding, windows and doors.

On the basis of our visual examination, it is our judgment that the existing structure is in an extremely serious state of repair, is not safe for occupancy, and cannot be remodeled or repaired to a condition satisfactory for occupancy.

Due to the unstable and completely unsatisfactory nature of the floor system and foundations, it is our recommendation that the building be demolished and replaced with a new structure located at an adequate distance from the roadway and supported by a controlled compacted fill with final grades at or above the roadway level. Through proper removal of soft surficial soils, proofrolling and construction of a controlled compacted fill, the new structure may be supported on spread footings or continuous wall foundations properly proportioned to distribute the loads to the founding soils. A conventional slab-on-grade construction should prove both structurally adequate and economically feasible.

We trust the above comments are self-explanatory. If you should have any questions, or if we may be of further service, please give us a call.

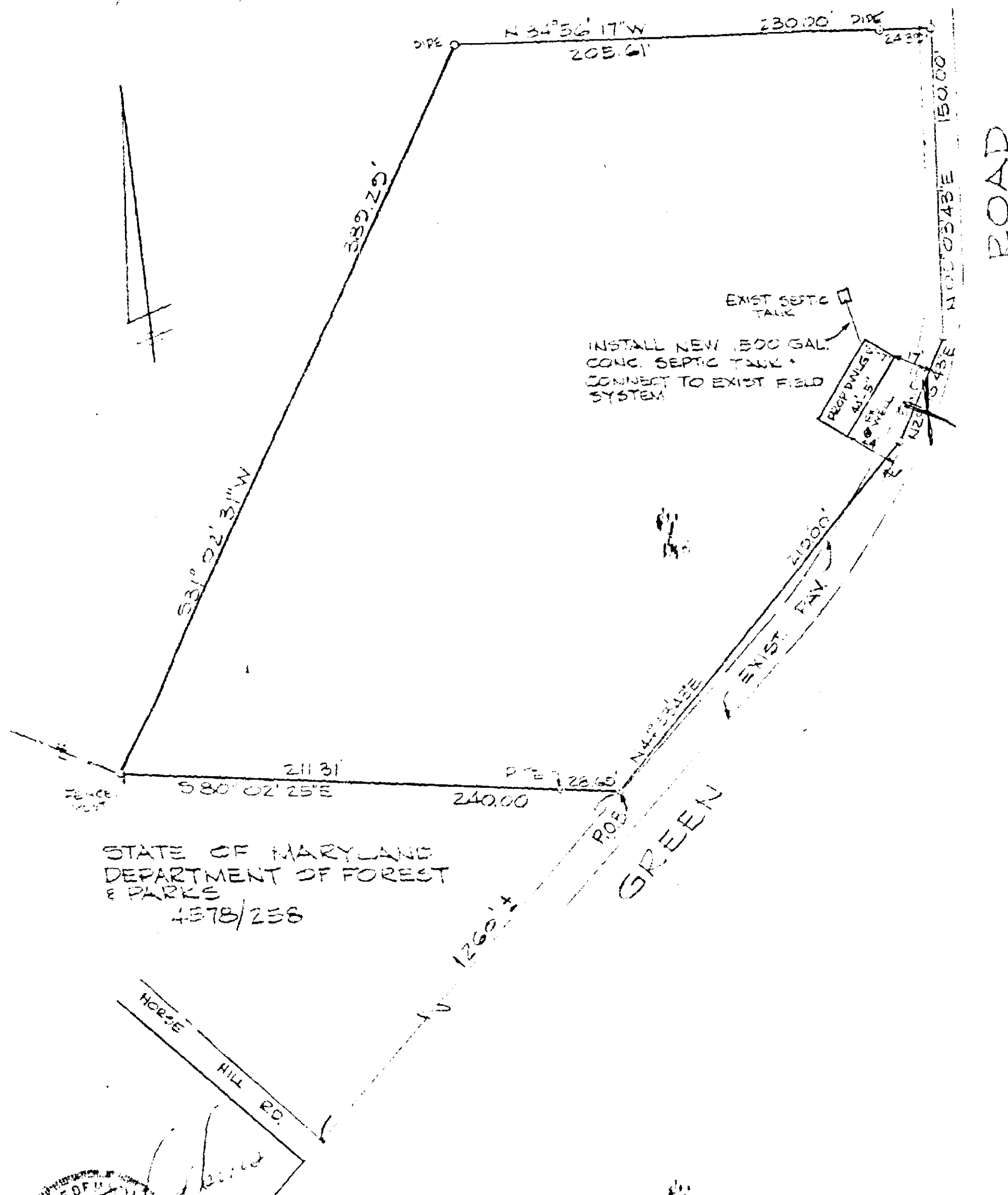
Most sincerely,

Robert B. Miller  
Chief Engineer

RBM:ct  
7488-MD

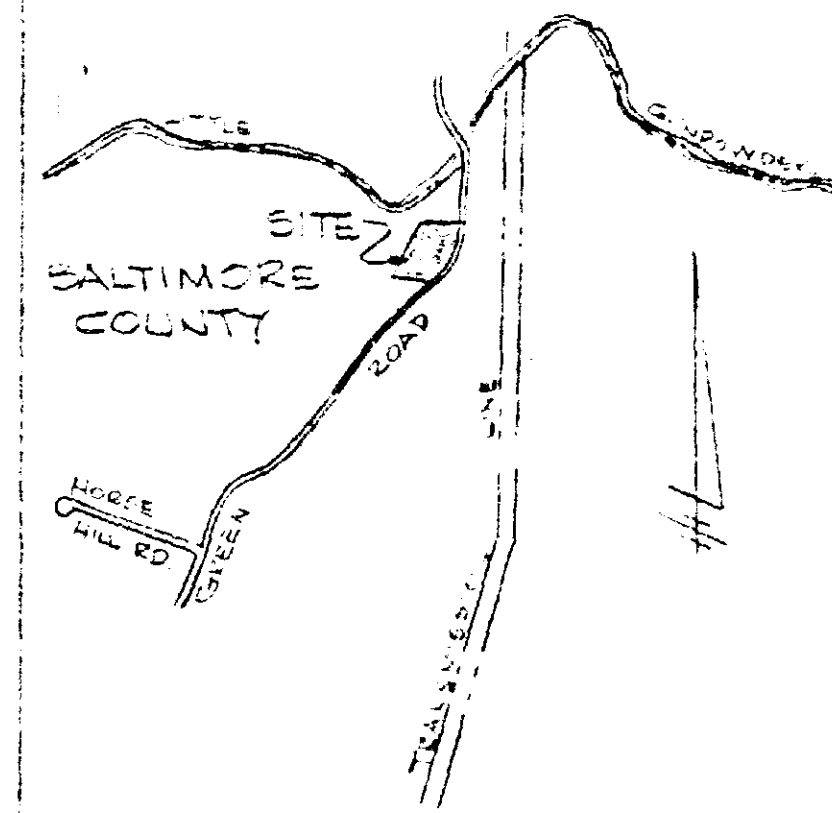


OTHER LANDS OF  
E EARLE HENDERSON & WIFE  
2317/414



STATE OF MARYLAND  
DEPARTMENT OF FOREST  
& PARKS  
4378/238

HARFORD COUNTY



LOCATION MAP  
SCALE: 1" = 1200'

# NOTES:

1. EXIST. DWLG TO BE RAZED & RECONSTRUCTED
2. MAX. NO OF BEDROOMS = 3
3. PLUMB FIX. ALLOWED: ONE COMP. BATH, ONE KITCHEN SINK, ONE CLOTHES DRYER
4. NO BASEMENT ALLOWED
5. EXIST. WELL MUST BE UPGRADED: CASING EXTENDED 5' ABOVE GROUND APPROVED CAP & PITLESS ADAPTOR INSTALLED AND WELL PIT BACKFILLED.
6. PRESENT ZONING RC-2
7. PRIVATE WATER & SEWER
8. ENCLOSED AREA 2.296 AC ±

MAP:	
ELECTION:	
DISTRICT:	
D TO:	
TYPE:	
REVIEW OF:	
BY:	
FINAL:	
BY:	

PLAT TO ACCOMPANY APPLICATION  
FOR  
FRONT SETBACK VARIANCE  
No. 14707 GREEN ROAD  
10TH ELECTION DIST. BALTO. CO., MD.  
SCALE: 1" = 50' APRIL 14, 1983  
DEED: 2317-414

Tom #222

HUDKINS ASSOCIATES, INC.  
200 EAST JOPPA ROAD  
ROOM 101, SHELL BUILDING  
TOWSON, MARYLAND 21204